

Prepared by & Return to:  
PRIORITY TRUSTEE SERVICES  
OF MS, L.L.C.  
1587 Northeast Expressway  
Atlanta, GA 30329  
404-329-8322 ext 1502

MSP # 0715579MS  
Loan # 7436347124/ Nehring

3/07/08 10:27:03  
BK 579 PG 796  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Lot 26, Phase II, Heritage Hills P.U.D. situated in Section 26,  
Township 1 South, Range 8 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Catherine C. Nehring and Richard A. Nehring executed a Deed of Trust in favor of Dennis P. Schwartz, Trustee, securing an indebtedness to Available Mortgage Funding, LLC, dated July 23, 2003, and recorded in Book 1789, Page 605 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to JPMorgan Chase Bank NA as Trustee, by instrument dated August 11, 2003, and recorded in the Office of the aforesaid Chancery Clerk in Book 1909, Page 212; and

WHEREAS, The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee, the legal holder of the said Deed of Trust and the Note secured thereby, substituted PRIORITY TRUSTEE SERVICES OF MS, L.L.C. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated July 10, 2007, and recorded in Book 2757, Page 685 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, PRIORITY TRUSTEE SERVICES OF MS, L.L.C., did on January 3, 2008, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps of the De Soto County Courthouse, 2535 Highway 51 South Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

Lot 26, Phase II, Heritage Hills P.U.D. situated in Section 26, Township 1 South, Range 8 West, City of Southaven, DeSoto, Mississippi, as per plat thereof recorded in Plat Book 47, Page 30-31, in the Office of the Chancery Clerk of DeSoto County, Mississippi. Property Address: 1365 Anesdale Drive, Southhaven, MS 38671 And being the same property conveyed to Catherine C. Nehring from Jason D Voyles and Lora L Voyles being recorded simultaneously herewith.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in The DeSoto Times Today, a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on December 13, 2007, and subsequent notices appeared on 12/20/07, 12/27/07. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on December 13, 2007, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee bid for said property in the amount of \$95,200.00 and this being the highest and best bid the said The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee was declared the successful bidder and the same was then and there struck off to The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$95,200.00, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee**, its successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this the 3 day of January, 2008.

Suzanne Costello, Executing Officer

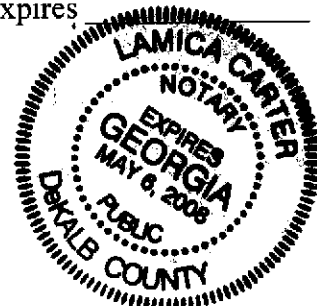
PRIORITY TRUSTEE SERVICES OF MS, L.L.C.  
Substitute Trustee

STATE OF GEORGIA  
COUNTY OF DEKALB

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 3 Day of January, 2007, within my jurisdiction, the within named SUZANNE COSTELLO, who acknowledged to me that she is EXECUTING OFFICER OF PRIORITY TRUSTEE SERVICES OF MISSISSIPPI, LLC, a manager-managed limited liability company, as manager of said limited liability company, and as the act and deed of said limited liability company, (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 3 day of January, 2008.

NOTARY PUBLIC  
My Commission Expires



Grantor:  
Dionne Simmons  
PRIORITY TRUSTEE SERVICES OF MS, L.L.C.  
1587 Northeast Expressway  
Atlanta, GA 30329  
404-328-8322

Grantee:  
The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee

1100 Virginia Drive  
Fort Washington, PA 19034  
800-850-4622

# PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

12/31

**Diane Smith** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S  
NOTICE OF SALE  
STATE OF MISSISSIPPI  
COUNTY OF DE SOTO  
WHEREAS, on July 23, 2003, Catherine C. Nehring and Richard A. Nehring executed and delivered a certain Deed of Trust unto Dennis P. Schwartz, Trustee for the benefit of Available Mortgage Funding, LLC, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 1789, Page 605; and WHEREAS, said Deed of Trust was subsequently assigned unto JPMorgan Chase Bank NA as Trustee, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 1809, Page 212; and WHEREAS, the holder of said Deed of Trust substituted and appointed PRIORITY TRUSTEE SERVICES OF MS, L.L.C., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 2757, Page 686; and WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned to do, on January 3, 2008, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the East Front Steps of the De Soto County Courthouse in Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:  
Lot 26, Phase II, Heritage Hills P.U.D. situated in Section 26, Township 1 South, Range 8 West, City of Southaven, DeSoto, Mississippi, as per plat thereof recorded in Plat Book 47, Page 38-31, in the Office of the Chancery Clerk of DeSoto County, Mississippi. Property Address: 1385 Anesdale Drive, Southaven, MS 38671 And being the same property conveyed to Catherine C. Nehring from Jason D. Voyles and Lora L. Voyles being recorded simultaneously herewith.

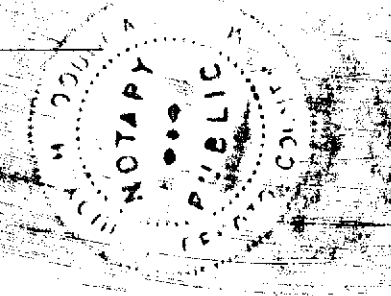
Volume No. 112 on the 13 day of Dec., 2007  
Volume No. 112 on the 20 day of Dec., 2007  
Volume No. 112 on the 27 day of Dec., 2007  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007

Diane Smith

Sworn to and subscribed before me, this 27 day of Dec., 2007

BY Judith A. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 379 words @ .12 \$ 45.48  
B. 2 subsequent insertions of 758 words @ .10 \$ 75.80  
C. Making proof of publication and deposing to same \$ 3.00

: \$ 124.28

I, me to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.  
WITNESS MY SIGNATURE, this the 5th day of December, 2007  
/s/Christian Meyer  
Christian Meyer, Vice President  
PRIORITY TRUSTEE SERVICES OF MS, L.L.C.  
1587 Northeast Expressway  
Atlanta, GA 30338  
(770) 234-9181 ext 1502  
0715578MS  
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